NOTES:

(1) THE PARCEL TO BE SUBDIVIDED IS DESCRIBED IN A DEED FROM OAKLEAF REALTY, INC. TO G. DEAN HOKE AND JOEL WARDWELL, DATED MARCH 3, 2005 AND RECORDED AT THE HANCOCK REGISTRY OF DEEDS IN BOOK 4268, PAGE 266.

(2) CONTOUR LINES SHOWN HEREON HAVE BEEN DIGITIZED FROM A THE USGS QUADRANGLE MAP SHOWING A 20 FOOT CONTOUR INTERVAL. THE CONTOURS HAVE BEEN INTERPOLATED TO A 5-FOOT CONTOUR INTERVAL.

(3) SOIL TESTING HAS BEEN PERFORMED BY MOYSE ENVIRONMENTAL SERVICES, INC., LICENSED SITE EVALUATOR IN THE STATE OF MAINE.

(4) THE PARCEL TO BE SUBDIVIDED IS A PORTION OF LOT 10 ON MAP 12 OF THE ASSESSING MAPS OF THE TOWN OF ORLAND.

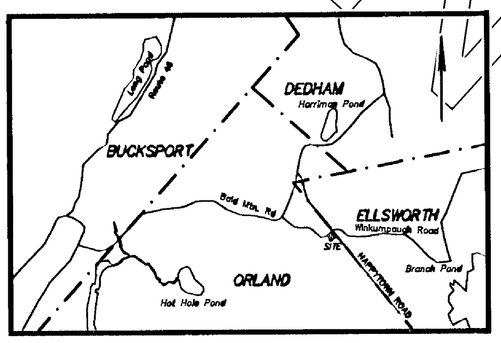
(5) THE LOTS WITHIN THE SUBDIVISION WILL BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS AND INDIVIDUAL DRILLED WATER WELLS.

(6) THE SUBJECT PREMISES DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

(7) NO FURTHER SUBDIVISION OF THE LOTS WILL BE ALLOWED.

(8) SINGLE FAMILY HOMES ONLY WITH A MINIMUM OF 1000 SF. OF LIVING AREA WILL BE ALLOWED. NO MOBILE HOMES WILL BE ALLOWED.

(9) THE NON WOODED BUFFERS FOR PHOSPHORUS INDICATED ON THIS PLAN CANNOT BE DIMINISHED.



LOCATION MAP

LEGEND:

- ○ IRON BOLT (FOUND)
- ● #6 REBAR WITH ID CAP (SET)
- Ø UTILITY POLE
- \+ POLE ANCHOR
- ◒ WELL
- A FRESHWATER WETLANDS
- HTP 102 HAND DUG TEST PIT SUITABLE FOR SUBSURFACE WASTEWATER DISPOSAL & APPROXIMATE DISPOSAL FIELD AREA
- HTB 112 RESERVE DISPOSAL FIELD AREA & TEST PIT LOCATION
- POTENTIAL HOUSE LOCATION
- POTENTIAL WELL LOCATION (100' MINIMUM FROM SEPTIC DISPOSAL FIELD)
- NON WOODED BUFFER AREA

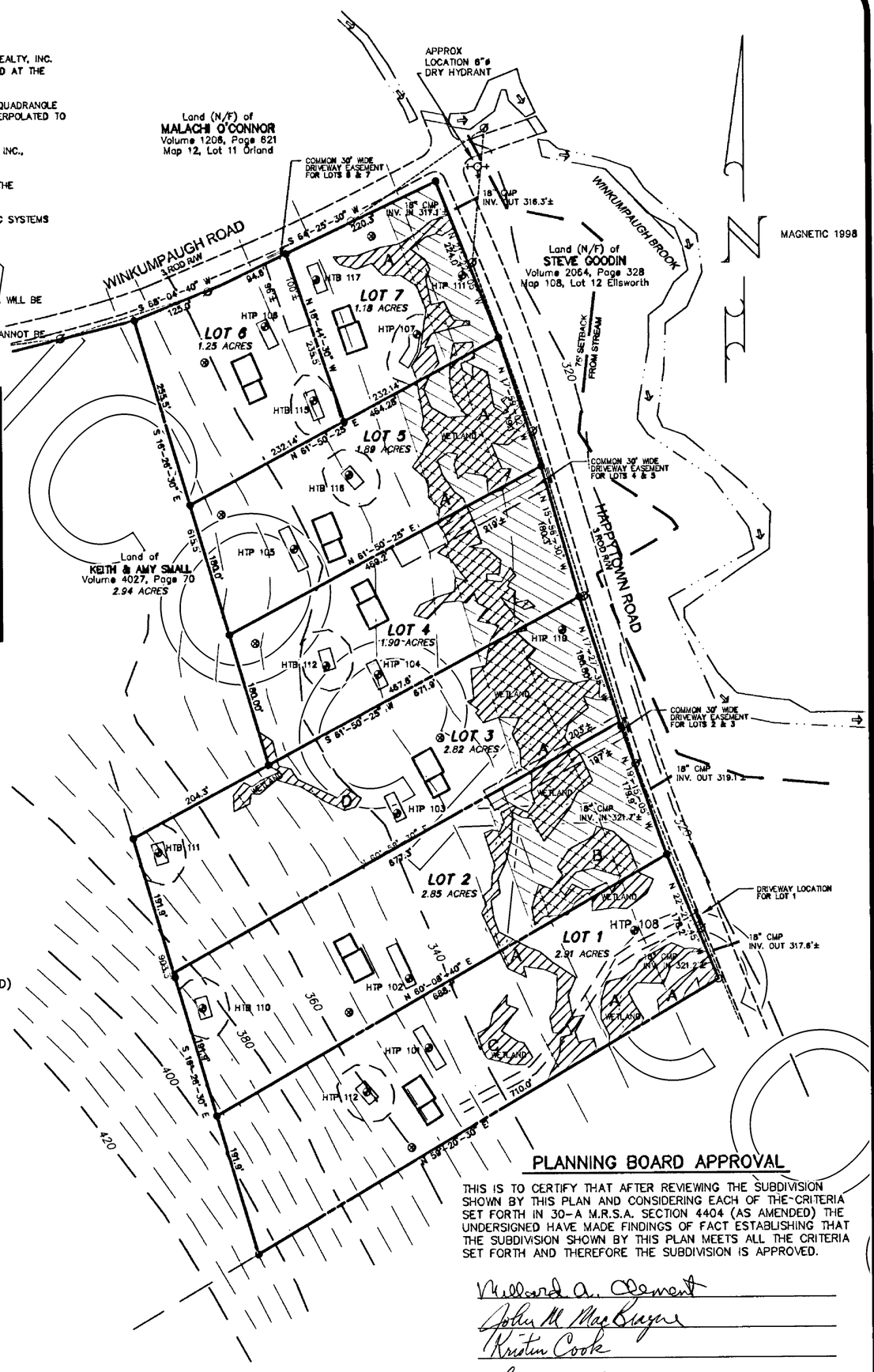
Land of
KEITH & AMY SMALL
Volume 3667, Page 168
19.78 ACRES

Land (N/F) of
EFREM KANN & KRISTY CUNNANE
Volume 2375, Page 214

Land (N/F) of
MALACHI O'CONNOR
Volume 1208, Page 821
Map 12, Lot 11 Orland

Land (N/F) of
STEVE GOODIN
Volume 2064, Page 328
Map 108, Lot 12 Ellsworth

Land of
KEITH & AMY SMALL
Volume 4027, Page 70
2.94 ACRES



PLANNING BOARD APPROVAL

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30-A M.R.S.A. SECTION 4404 (AS AMENDED) THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

Millard A. Clement
John M. MacBrayne
Kristin Cook
Lorna Lovejoy
Carla Crawford

DATED: APRIL 3, 2006

THE TOWN OF ORLAND PLANNING BOARD

STATE OF MAINE
HANCOCK, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
April 4, 2006
h 3 m 12 P.M.
Attest Alle E. Dott Register
RECORDED AS MAP FILE:
35#41

SURVEY STANDARD:

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

Steven J. Plisga
STANLEY J. PLISGA, JR., MAINE LICENSED PROFESSIONAL LAND SURVEYOR No. 1030

(AUTHENTIC COPY WILL HAVE IMPRESSION SEAL)

PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, MAINE

DATE: FEBRUARY 17, 2006
PROJ. NO. 98432 FINAL.DGN

STATE OF MAINE · STANLEY J. PLISGA JR. · 1030 · REGISTERED LAND SURVEYOR · FAI

SCALE: 1"= 100'

100' 0' 100' 200' 300' 400'

RECORD OWNERS:
G. DEAN HOKE
P.O. BOX 248
ORLAND, MAINE 04472
AND
JOEL WARDWELL
P.O. BOX 263
BUCKSPORT, MAINE 04416

FINAL SUBDIVISION PLAN
of
WINKUMPAUGH CROSSING
MAP 12, LOT 10 ASSESSING MAPS
HAPPYTOWN ROAD
ORLAND, MAINE

COUNTY

35/41